

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Date received: 9/23/05  
Date Accepted \_\_\_\_\_  
Planning District \_\_\_\_\_  
Special Area: \_\_\_\_\_

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Glenn S. Ovrevik

Phone: 703-971-1824

Address: 7912 Telegraph Road, Kingstowne, VA 22315

**OWNERS OF NOMINATED PARCELS:**

Glenn & Mary Ovrevik

91-4 ((1)) 13

Lewis Meyers

91-4 ((1)) 14

THE MEWS HOA

91-2 ((17)) A-3

Kingstowne Residential Owners Corp.

91-4 ((9)) 8

**SECTION 2: GENERAL INFORMATION:**

Lee District

Number of Parcels Nominated – 4

Parcel Acreage: 41.02 Acres

The Nomination is not a Neighborhood Consolidation Proposal.

**SECTION 3: SPECIFIC INFORMATION CHART**

See attached chart

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## **SECTION 4: CURRENT COMPREHENSIVE PLAN TEXT FOR NOMINATED PROPERTY**

Page 70 of the Area IV Plan, Rose Hill Planning District

50. Parcel s (91-4 ((1)) 13,14) slightly south of Roxanne Road are planned for residential use at 2-3 dwelling units per acre. Any development will be constrained by slippage prone soils. Development and plans should demonstrate that stormwater/ground water management measures are incorporated that mitigate any impact upon other properties adjoining these parcels and across Telegraph Road.

### **CURRENT PLAN MAP DESIGNATION**

R-1, R-5 and PDH-4

### **PROPOSED COMPREHENSIVE PLAN DESIGNATION**

Delete paragraph 50 as it now appears in the AREA IV Comprehensive Plan, Rose Hill Plan District (page 70); and substitute the following:

50. Parcels 91-4 ((1)) 13, 14 which front on Telegraph Road and back to 36.2 acres of wooded hillside common land owned in part by THE MEWS townhouse subdivision HOA (23.76 acres) and, in part, by the Kingstowne Residential Owners Corp. (KROC) (12.44 acres): Said 13 and 14 are planned for residential use at 2-3 dwelling units/acre. Said parcels are separate and distinct development sites and each has, by right, 2 accesses to Telegraph Road.

Transportation issues are especially important in this greater Kingstowne/Telegraph Road area and that importance will increase with an increase in Federal Government activity at near-by Fort Belvoir. Consequently, it is vital that no more than a single access to Telegraph Road is required when the parcels 13 and 14 development occurs. The cooperation of one or both of the owners of the common land (which now encompasses and separates the parcels) is encouraged to enable land development with no more than a single access to Telegraph Road.

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## **SECTION 5: MAP**

See attached map

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### SPECIFIC INFORMATION TABLE

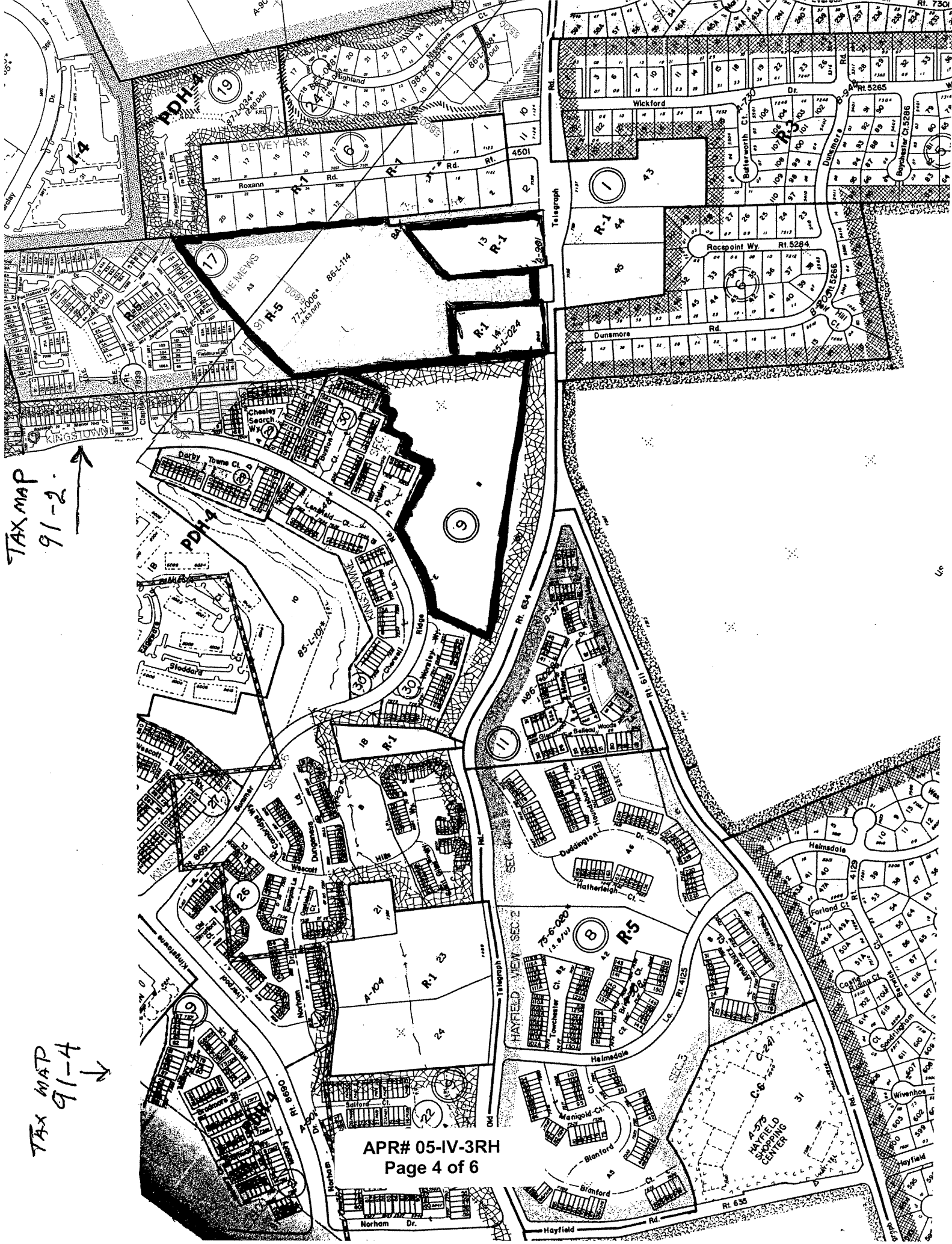
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
91-4((1)) 13	GLENN J MARY OVBREVIS	7150 TELEGRAPH RD	7912 TELEGRAPH RD KINGSTOWN VA 22315	2.81 ACRES	SEE PART 1 FOR SIGNATURE
91-4((1)) 14	LEWIS MEYERS	7206 TELEGRAPH RD	7200 TELEGRAPH RD ALEXANDRIA VA 22315	2.01 ACRES	SEE PART 1 FOR SIGNATURE
91-2((17)) A3	THE MEWS HOA	7047 FIELDHURST COURT	CARE CAPITAL HOMES VA INC 8300 GREENSBORO DR MCLEAN VA 22105	23.76 ACRES	7004 0750 0002 5654 0421
91-4((9)) 8	KINGSTOWN RESIDENTIAL OWNERS CORP KROC	NO STREET ADDRESS (COMMON LAND)	6090 KINGSTOWN VILLAGE PARKWAY ALEXANDRIA VA 22315	12.4357 ACRES	7004 0750 0002 5654 0407

TAX MAP  
91-2

TAX MAP  
91-4



## **SECTION 6: JUSTIFICATION**

There are both oversights and land use related inequities in the adopted Plan that affect the area of concern.

The present paragraph 50 is not relevant to vital transportation issues. Neither the slippage soil reference nor the stormwater/ground water reference has provided critical land planning guidance. No slippage soil examination of these parcels has been made. If such soil condition were found, it would be an engineering problem to cope with in accordance with Building Standards. Stormwater problems in this area originate elsewhere and these relatively small parcels do not significantly contribute to that stormwater problem.

This nomination is a call for cooperation in the public interest. The parcel owners are prepared to cooperate. If neither of the common land owners has a civic interest in Telegraph Road transportation issues; common land owner cooperation could be as basic and non-controversial as THE MEWS HOA conveying the common land strip between the parcels 13 and 14 either to the County, the County Park Authority, or to VDOT (with compensation, as appropriate).

On the other hand, the common land owners may seize the opportunity that the transportation issue presents.

THE MEWS townhouse HOA may recognize subdivision resident interest (1) in an improved emergency vehicle access from Telegraph Road.

KROC may recognize community resident interest (1) in direct emergency vehicle access from Telegraph Rd; (2) a Summer Ridge Road connection to Telegraph Road at a signal controlled intersection (Dunsmore Road).

**Hada, JayJeev**

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**From:** Morogso@aol.com  
**Sent:** Tuesday, October 25, 2005 9:57 PM  
**To:** Hada, JayJeev  
**Subject:** Second APR Nomination Clarification Request

Dear Mr. Hada: Thank you for your Oct 24 Telephone call. I had not checked my EMail address and was not aware of your 11/19/05 communication.

To clarify the 91-4((1)) 13-14 nomination

1. I agree that the proper plan map designation is residential use at 2-3DU/AC and 3-4DU/AC. Please correct.

Glenn Ovrevik  
Nominator

10/26/2005

**APR# 05-IV-3RH**  
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